CLARKSVILLE-MONTGOMERY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT BOARD

TUESDAY, DECEMBER 10, 2019
CLARKSVILLE MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
10:00 A.M.
EXECUTIVE AND FULL BOARD MEETING HELD CONCURRENTLY

Members:

Mayor Jim Durrett
Mayor Joe Pitts
Gary Norris
Russell Adkins
Jeff Burkhart
Melinda Shepard
Douglas Heimback
Joe Smith
Kayla Goac-Levan

Agenda:

I. Call to Order
II. Approval of August 13, 2019 Meeting Minutes
III. New Business
   a. Growth Plan Update
   b. RPC Updates
   c. 2020 JECD Meeting Calendar Approval
   d. Open Dialogue & General Discussion
IV. Old Business
V. Adjourn
Present:

Kayla Goad-Levan, Chairman
Gary Norris, Vice-Chairman
Jeff Tyndall (RPC)
Mayor Joe Pitts
Jeff Burkhart
Melinda Shepard
Douglas Heimback
John Spainhoward (RPC)

Mr. Gary Norris called the meeting to order at 10:04 a.m. stating there was a quorum present. He then stated that the first order of business was to elect a chairman and vice-chairman. Mayor Joe Pitts nominated Kayla Goad-Levan as Chairman. The motion was seconded by Douglas Heimback and carried unanimously. Ms. Shepard moved to nominate Mr. Gary Norris as Vice-Chairman. The motion was carried unanimously. Mr. Norris stated that the next item on the agenda is approval of the minutes of the June 5, 2019 meeting. Ms. Shepard moved to recommend approval. The motion was seconded by Mayor Joe Pitts and carried unanimously.

New Business: Mr. Tyndall stated that about nine months ago this Board helped kick off this project. He stated that we talked about potential composition of the Growth Plan and knew it was going to come after Mayor Pitts took office. He stated that we began this on April 29 and that the Tennessee Code annotated states that once it is started, you have six months. He stated that we are on a tight schedule to finish this up but that we are on or ahead of schedule at this point. He stated that today will be the sixth meeting of the Growth Coordinating Committee. He stated that the Growth Coordinating Committee meeting is made up of seventeen individuals with sixteen votes. He stated that CEMC has two people but one vote. He stated that the Committee is made up of the Regional Planning Commission and then utilities, two County residents and some other individuals involved like Jeff Truitt as well with the EDC. He stated that we have an exofficio group which is present, nonvoting, with another nine members which includes three engineering firms, a representative from Clarksville Association of Realtors, a representative from the Home Builders Association, the IDB and Fort Campbell.
Mr. Tyndall then presented the old map which was updated in 2018. He stated that the update at that time was to take an area into the Urban Growth Boundary so that it could be annexed. He stated that currently annexation in the County can only be done in the Urban Growth Boundary and through owner consent. He stated that the Growth Plan in the County also dictates what type of zoning you are eligible to receive.

Mr. Tyndall then presented the map which had been created through the Growth Coordinating Committee Meetings. He stated that there will be public hearings at both the County and the City at their last two executive and informal meetings. He stated that through Staff input and Committee input this is the new map that is being proposed for the Urban Growth Boundaries and the Planned Growth Area. He stated that Sonny had given him some stats recently which showed that we actually reduced the amount of land in Urban Growth Boundary and Planned Growth Area from the original map to this map by almost half. He stated that we are trying to keep the growth near the City, near where the utilities are where they can serve now and through the foreseeable future as well as promote infill in the City. He stated that until sewer is extended in the Woodlawn area, they pulled the growth areas back in Woodlawn for both the Urban Growth Boundary and the Planned Growth Area. He stated that if we get sewer out in Woodlawn, it would be an opportunity to reevaluate this map. If sewer was extended before October with quick work this could be revised. Mr. Tyndall stated that we are looking at having public hearings late September. He stated that if there are comments at the meetings we will make potential changes.

Mr. Tyndall stated that on the other side of the river, there is no sewer. He pointed out the areas that have been added in that area. Mr. Tyndall presented the other areas of the map and discussed changes that were made. He stated that we have a meeting with TDOT on Monday and we are going to do what is called a corridor management agreement with TDOT and hopefully with the City and County Highway Department. He stated that we would limit the amount of curb cuts on Guthrie Highway from Jim Johnson Road for phase one and then the next phase would be a little more difficult because there are more homes and it goes down to two lanes.

Mr. Tyndall stated that there are a couple of school sites they are looking at right now and there are negotiations. He stated that one is near the Rossview Road area and there is another area off of Kirkland Road. He stated that if they finish negotiations and buy the property, we would also see a lot of infrastructure improvements out there.

Mr. Tyndall stated that we had Utility day last month and today we will have Emergency Services and the Schools here to talk about what they think about the Growth Plan. He stated that in Sango we have extended the growth boundary down 41A. He stated that there has been a recent agreement with East Montgomery to let Clarksville Gas and Water extend. He stated that East Montgomery does not provide sewer but they have the right to provide their own. He invited the Board to stick around for the next hour for the Growth Coordinating Committee Meeting. He stated that after this meeting there will be one more final meeting in September where they will present the map and the document that goes along with it. There will then be public hearings soon thereafter.

There being no more discussion the meeting was adjourned at 10:25 a.m.
Mr. Spainhoward stated that the next Joint Economic and Community Development meeting is November 12, 2019.

Approved by:

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Kayla Goad-Levan
PROPOSED

2020 Joint Economic & Community Development Meeting Schedule

Joint Economic & Community Development Membership:

Here are the proposed 2020 JECD Meeting dates.

February 5, 2020
May 6, 2020
August 5, 2020
November 4, 2020

The meetings are scheduled for 10:00 a.m. in the conference room of the Clarksville Montgomery County Regional Planning Commission.